

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

203/368 LITTLE COLLINS STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

213/399 BOURKE STREET MELBOURNE VIC 3000	\$470,000	20-Oct-22
201/368 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$425,000	26-Jul-23
501/394-398 COLLINS STREET MELBOURNE VIC 3000	\$460,000	28-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 October 2023



**213/399 BOURKE STREET
MELBOURNE VIC 3000**

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Sold Price **\$470,000** Sold Date **20-Oct-22**

Distance **0km**



**201/368 LITTLE COLLINS STREET
MELBOURNE VIC 3000**

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Sold Price **\$425,000** Sold Date **26-Jul-23**

Distance **0km**



**501/394-398 COLLINS STREET
MELBOURNE VIC 3000**

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Sold Price **\$460,000** Sold Date **28-Mar-23**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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